



# Town of Wenham

Town Hall  
138 Main Street  
Wenham, MA 01984

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DECEMBER 4, 2014  
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## ZONING BOARD OF APPEALS

TEL 978-468-5520 x8

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### AGENDA

**December 10, 2014 7:30 PM**  
**Wenham Town Hall**

#### Continued Public Hearings

**Location: 41 Cherry Street** (Map 18 Lot 25)

Request for Variance Section 5.1 Dimensional Requirements- Frontage

Applicant: Adam Ricci on behalf of owner Jack Pedra

Nature of request: Variance from the minimum frontage requirement of 170 feet on an existing non conforming lot for a proposed new residence to be built at 41 Cherry Street.

**Location: 62 Maple Street ( Map 23 Lot 16 )**

Request for a Comprehensive Permit pursuant to MGL Ch 40B

Applicant: Maple Woods Housing LLC

Proposal: Construction of 60 age restricted rental units in a single structure, constructed in two phases on land comprising of approximately 3.5 acres.

**Location: 76 Topsfield Road** (Map 25 Lot 17)

Applicant: Benjamin Tymann on behalf of Lawrence Miller & Allison and Dennis Maguire

Nature of hearing: An Appeal filed, pursuant MGL c 40A, ss. 8 & 15, of the Zoning Enforcement Officer's September 11, 2014 decision granting reasonable accommodation under the federal Fair Housing and Americans with Disabilities Acts, to 110, Inc. allowing the operation of the Cross Keys Retreat at 76 Topsfield Road.

**\*\*Location: 36 Essex Street** (Map 40 Lot 3)

Request for Special Permit under Section 4.4.2 Change in Non conforming use and Section 4.2.3 Educational Non exempt use

Applicant: RCA Group LP

Proposal: To re purpose existing structures and parking areas for use as a mental health, substance abuse and rehabilitation counseling center which would provide educational, counseling, and treatment services to persons afflicted with addiction and mental health issues.

**\*\* by request of the applicant, this hearing will be continued**

#### Administrative Items

Middlewood (Burley Street) and Other Project updates, if any

Review/approve minutes Nov 19

Select future meeting dates